



AMHERST PLANNING BOARD
Wednesday, January 15, 2020, 7:00 PM
Town Room, Town Hall
AGENDA
Revised January 13, 2020

I. MINUTES

II. PUBLIC COMMENT PERIOD

III. PUBLIC HEARING – SITE PLAN REVIEW

7:05 PM SPR 2020-05 – 462 Main Street LLC – 462 Main St – Center East Commons

Request to modify previously issued Site Plan Review approval SPR 2020-01, to change the unit configuration on a mixed-use building to add more one-bedroom and studio apartments, to increase the number of units from 16 to 24, to increase the building footprint by approximately 800 square feet and the building size by a total of approximately 2,700 square feet, to adjust the location of certain site improvements, to rebuild the back section of the existing office building, and to request waivers of the parking requirements; modifications requested so as to be in compliance with Conditions 1 & 7 of decision for SPR 2020-01 (B-N Zoning District, Map 14B, Parcel 68)

IV. PUBLIC MEETING – SUBDIVISION

Amherst Hills Subdivision – SUB 1989-13

Continue discussion on request by residents of Amherst Hills Subdivision that the Planning Board rescind the release of lots that were released by the Planning Board on May 1, 2019, from the Approval with Covenant Contract, dated July 2, 2003, recorded in Hampshire County Registry of Deeds, Book 7555, Page 61

V. MASTER PLAN UPDATE

- A.** Discussion and comments about CRC Memo of December 18, 2019 regarding recommendation on process for updating and adopting the Master Plan, per Charter Section 9.8
- B.** Vote to agree to move ahead with Master Plan update
- C.** Vote to support process described in CRC memo

VI. PLANNING & ZONING

- A.** ZSC Report
- B.** Public Comment about ZSC Report
- C.** Other

VII. OLD BUSINESS

Topics not reasonably anticipated 48 hours prior to the meeting

VIII. NEW BUSINESS

- A.** Chapter 61A Withdrawal Request – Property of The Szala Realty Trust – Land on Sunderland Road – Assessor’s Map 2A, Parcel 7
- B.** Chapter 40R Discussion
- C.** Timing of receipt of permit application materials – discussion
- D.** Planning Board Meeting Schedule
- E.** Topics not reasonably anticipated 48 hours prior to the meeting

IX. FORM A (ANR) SUBDIVISION APPLICATIONS

X. UPCOMING ZBA APPLICATIONS

XI. UPCOMING SPP/SPR/SUB APPLICATIONS

XII. PLANNING BOARD COMMITTEE & LIAISON REPORTS

Pioneer Valley Planning Commission – Jack Jemsek and Christine Gray-Mullen

Community Preservation Act Committee – Michael Birtwistle

Agricultural Commission – David Levenstein

Design Review Board – Michael Birtwistle

Zoning Subcommittee – Maria Chao, Janet McGowan and Christine Gray-Mullen

XIII. REPORT OF THE CHAIR

XIV. REPORT OF STAFF

XV. ADJOURNMENT